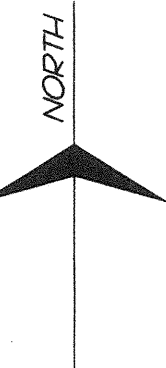


LOCATION MAP



SCALE: 1" = 200'

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR -5 PM 3:12

TOTAL LAND AREA: 53.953 ACRES
TOTAL RESIDENTIAL AREA: 51.339 ACRES
TOTAL NUMBER OF RESIDENTIAL LOTS: 273
DENSITY: 273/51.339 = 5.318 LOTS/ACRES
TOTAL COMMERCIAL AREA: 2.614 ACRES
CONTOUR INTERVALS @ 2'

LOCATION

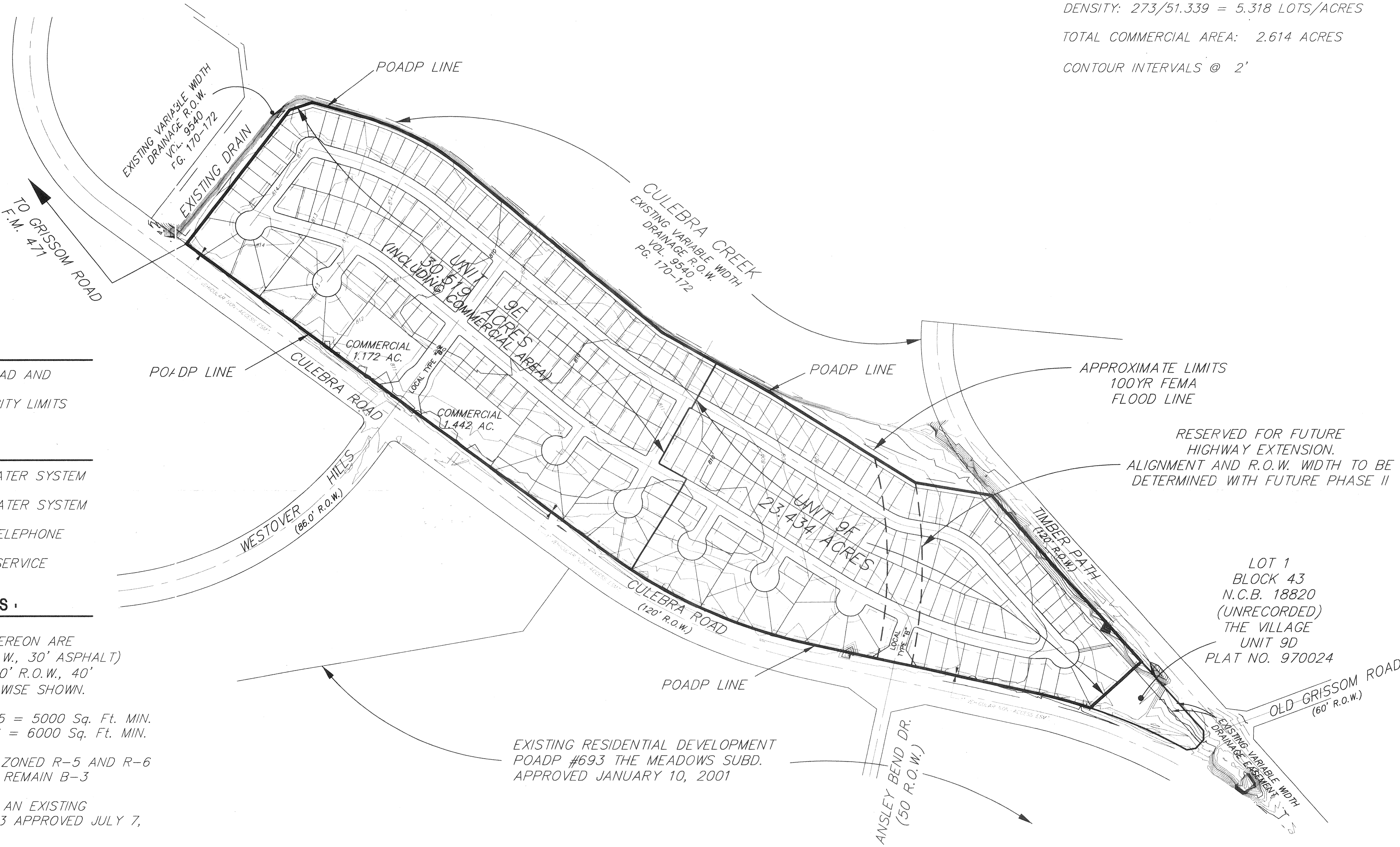
LOCATED AT CULEBRA ROAD AND
WESTOVER HILLS IN THE CITY LIMITS

UTILITIES

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
TELEPHONE: S.W. BELL TELEPHONE
ELECTRIC: CITY PUBLIC SERVICE

GENERAL NOTES

1. ALL STREETS SHOWN HEREON ARE LOCAL TYPE "A" (50' R.O.W., 30' ASPHALT) AND TYPE "B" STREETS (60' R.O.W., 40' ASPHALT), UNLESS OTHERWISE SHOWN.
2. TYPICAL LOT SIZE: R-5 = 5000 Sq. Ft. MIN.
R-6 = 6000 Sq. Ft. MIN.
3. RESIDENTIAL AREA IS ZONED R-5 AND R-6 COMMERCIAL AREA TO REMAIN B-3
4. PROPERTY IS PART OF AN EXISTING APPROVED P.O.A.D.P. #473 APPROVED JULY 7, 1995.



PLAN HAS BEEN ACCEPTED BY
JOSA *[Signature]*
222-02-473-A
(date) (number)
If no plats are filed, plan will expire
On 8-24-03
1st plat filed on

DEVELOPER NAME: DEL MAR INVESTMENT GROUP, LTD.
& LAREDO WAREHOUSE, LTD.

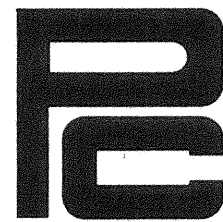
ADDRESS: 1202 DEL MAR BOULEVARD,
STE. 3, LAREDO, TX 78045

PHONE #: (956) 727-3560

FAX #: (956) 727-1940

REVISIONS

NO.	DATE	DWN. BY	CHK. BY



POZNECKI - CAMARILLO and ASSOC., INC.

ENGINEERING SURVEYING PLANNING
1603 BABCOCK ROAD SUITE 260 SAN ANTONIO, TEXAS 78229 210/349-3273

POZNECKI-CAMARILLO & ASSOCIATES, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THE INFORMATION SHOWN MAY NOT BE USED, REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION OF POZNECKI-CAMARILLO & ASSOCIATES, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD POZNECKI-CAMARILLO & ASSOCIATES, INC. HARMLESS.

DEL MAR INVESTMENT GROUP, LTD.
& LAREDO WAREHOUSE, LTD.

THE VILLAGE SUBDIVISION

PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN

JOB. NO. 0103
DATE MARCH, 2002
DWN. BY DGB / JLD.
CHKD. BY AMO.
DWG FILE 0103POADD.DWG
SHEET NO. 1 OF 1



City of San Antonio

POADP APPLICATION

01 MAY 25 PM 3:37

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: _____ Name of POADP: THE VILLAGE SUBDIVISION
DEL MAR INVESTMENT GROUP, LTD.
Owners: & LAREDO WAREHOUSE, LTD. Consulting Firm: POZNECKI-CAMARILLO & ASSOC., INC.

Address/Zip code: 1202 DEL MAR BLVD. Address/Zip code: 1603 BABCOCK RD., STE. 260
STE. 3
LAREDO, TX 78045 SAN ANTONIO, TX 78229

Phone: (956) 727-1940 Phone: (210) 349-3273

Existing zoning: B-3 Proposed zoning: B-3 AND R-7

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 2 ☒ Yes ☐ No
San Antonio City Limits? ☒ Yes ☐ No
Council District: 6
Ferguson map grid pg. 579, A-5, B-5, B-6

Land area being platted:	Lots	Acres
Single Family (SF)	<u>278</u>	<u>51.296</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>2</u>	<u>2.952</u>

Is there a previous POADP for this Site? Name THE VILLAGE SUBDIVISION No. 473

Is there a corresponding PUD for this site? Name N / A No. _____

Plats associated with this POADP or site? Name THE VILLAGE UNIT 9A No. 950153

Name THE VILLAGE UNIT 9B No. 950154
Name THE VILLAGE UNIT 9C No. 950240

Name THE VILLAGE UNIT 9D No. 970024

Contact Person and authorized representative:

Print Name: ABE OSIO Signature: ABE OSIO


Date: 05-25-01 Phone: (210) 349-3273 Fax: (210) 349-4395

- ☐ name of the POADP and the subdivision;
- ☐ indication of development phases on the POADP;
- ☐ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☐ copy of digital file
- ☐ North arrow and scale of the map;
- ☐ Proposed land use by location, type and acreage;
- ☐ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☐ contour lines at intervals no greater than ten (10) feet;
- ☐ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☐ existing adjacent or perimeter streets;
- ☐ one hundred-year flood plain limits;
- ☐ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☐ A complete application and certification, 8½ X 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☐ TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
- ☐ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- ☐ the POADP ☒ does ☐ ~~does not~~ abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☐ ~~is~~ ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☐ The POADP lies in the NORTHSIDE School District and they have been contacted concerning this development.

☐ List Below all Major Throughfares that are adjacent to the property or included within the boundaries.

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: ABE OSIO Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

(Application Revised Nov-8- 2000)

Page 3 of 3

CULEBRA ROAD (F.M. 3487) 120' R.O.W.



CITY OF SAN ANTONIO

February 22, 2002

Mr. Abe Osio

Poznecki-Camarillo & Assoc., Inc.
1603 Babcock Rd., Ste. 260
San Antonio, TX 78229

Re: The Villages Subdivision (Amendment)

POADP # 473-A

Dear Mr. Osio:

The City Staff Development Review Committee has reviewed The Villages Subdivision Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 473-A. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Public Works, Storm Water Engineering Section has indicated as part of their conditional approval, the following shall be met at the time of platting:
 1. Coordinate Development with Culebra Creek Flood Plain.
 2. The Leon Creek Master Drainage Plan, identified a flood problem as (C-8) in this area. Investigate the matter with Storm Water Engineering.

Mr. Osio

Page 2

February 22, 2002

- Development Services Engineering Division has indicated as part of their conditional approval the following conditions shall be met at the time of construction:
 1. The developer has agreed to reserve the right-of-way for the future re alignment of Timber Path. This re-alignment shall be directly aligned with Ansley Bend through this property. The reserved right-of-way and notation is shown on the POADP.
 2. The intersection of Culebra Road and Westover Hills Shall comply with the Texas Manual on Uniform Traffic Control Devices for partial traffic signal installation. (Unified Development Code (UDC), Article V, Division 2, Section 89, §(k) et. Seq.)
 3. The internal street design for this subdivision shall be in compliance with UDC, Article V, Division 4, Section 139, § (b) (3) et. Seq: "If the anticipated traffic volume at the midpoint of the Street is less than or equal to 500 vehicles per day, then the Street length shall not exceed twelve-hundred (1200) feet."
 4. Due to high speed and number of peak hour trips entering this development, the City of San Antonio recommends a dedicated northbound right-turn deceleration lane on Culebra Road at the intersection of Westover Hills.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formally POADP), to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

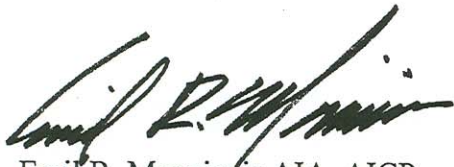
Mr. Osio
Page 3
February 22, 2002

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services
Richard De La Cruz, P.E. Senior Engineer Development Services

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR - 5 AM 10:56

TO: Michael Herrera, Planning Department

FROM: Development Services Engineering Division

COPIES TO: File

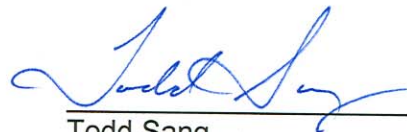
SUBJECT: The Village Subdivision, POADP Level 1 T.I.A.

Date: March 5, 2002

The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Village Subdivision, POADP. The analysis is in compliance with the TIA Ordinance 91700.

This property is proposed to consist of 273 single family detached homes and two small commercial pad sites. Based on the 6th edition of the ITE Trip Generation Manual, this property is estimated to generate 369 peak hour trips. These trips will be distributed through two access points, Culebra Road at Westover Hills and Culebra Road at Ansley Bend.

- The developer has agreed to reserve the right-of-way for the future re-alignment of Timber Path. This re-alignment shall be directly aligned with Ansley Bend through this property. The reserved right-of-way and notation is shown on the POADP.
- The intersection of Culebra Road and Westover Hills shall comply with the Texas Manual on Uniform Traffic Control Devices for partial traffic signal installation. (UDC *Unified Development Code*, Article V, Division 2, Section 89, § (k) et. Seq.)
- The internal street design for this subdivision shall be in compliance with UDC, Article V, Division 4, Section 139, § (b) (3) et. Seq: "If the anticipated traffic volume at the midpoint of the Street is less than or equal to 500 vehicles per day, then the Street length shall not exceed twelve-hundred (1200) feet."
- Due to high speed and number of peak hour trips entering this development, the City of San Antonio recommends a dedicated northbound right turn deceleration lane on Culebra Road at the intersection of Westover Hills.



Todd Sang
Senior Engineering Technician

Approved by:



Richard L. De La Cruz, P.E.
Senior Engineer

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 FEB 21 AM 9:58

TO: Michael Herrera, Planning Department

FROM: Development Services Engineering Division

COPIES TO: File

SUBJECT: The Village Subdivision, POADP


Level 1 T.I.A.

Date: February 21, 2002

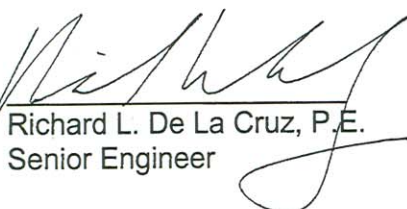
The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Village Subdivision, POADP. The analysis is in compliance with the TIA Ordinance 91700.

This property is proposed to consist of 273 single family detached homes and two small commercial pad sites. Based on the 6th edition of the ITE Trip Generation Manual, this property is estimated to generate 369 peak hour trips. These trips will be distributed through two access points, Culebra Road at Westover Hills and Culebra Road at Ansley Bend.

- The intersection of Culebra Road and Westover Hills shall comply with the Texas Manual on Uniform Traffic Control Devices for partial traffic signal installation. (UDC *Unified Development Code*, Article V, Division 2, Section 89, § (k) et. Seq.)
- The internal street design for this subdivision shall be in compliance with UDC, Article V, Division 4, Section 139, § (b) (3) et. Seq: "If the anticipated traffic volume at the midpoint of the Street is less than or equal to 500 vehicles per day, then the Street length shall not exceed twelve-hundred (1200) feet."
- The proposed commercial development, on the north and south side of the extension of Westover Hills, will not generate enough traffic to justify separate driveway openings on Culebra Road. Therefore, access to the commercial sites will only be permitted onto the extension of Westover Hills. (UDC, Article V, Division 2, Section 72, § (c) (1) et. Seq.)
- Due to high speed and number of peak hour trips entering this development, the City of San Antonio recommends a dedicated northbound right turn deceleration lane on Culebra Road at the intersection of Westover Hills.


Todd Sang
Senior Engineering Technician

Approved by:


Richard L. De La Cruz, P.E.
Senior Engineer



*** TX REPORT ***

TRANSMISSION OK

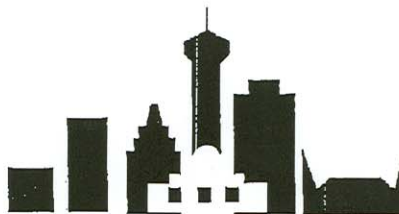
TX/RX NO 3972
CONNECTION TEL 93494395
CONNECTION ID
ST. TIME 08/24 08:53
USAGE T 06'48
PGS. SENT 11
RESULT OK

City of San Antonio Planning Department

Municipal Plaza Building
114 W. Commerce

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



Pages sent including fax cover:

11

If you do not receive all pages, please call 207-7873

Please deliver to:

Name: Abe Osio
Title:
Organization:
Phone:
Fax: 349-4395

From:

Name: Mike Herrera
Title:
Division:
Phone:
Fax: 207-7897

Remarks:



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

01 SEP 26 PM 3:01

(Check One)

Date: 6-23-01

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ Master Plan Community District (MPCD) ☐ Mixed Used District (MXD)
- ☐ Traditional Neighborhood Development (TND) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP) ☐ Pedestrian Plan (PP)
- ☐ Plat Certification Request

RECEIVED JUN 25 2001

Project Name: THE VILLAGE FILE # _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☒ Historic Preservation
- ☐ SAWS Aquifer ☐ Fire Protection
- ☐ Other: _____ ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: 6-23-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 7-6-01 before the (MDP) committee

June 21, 2001

OK

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR☒ I recommend approval☐ I do not recommend approval.

01 SEP 26 PM 3:01

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Coordinate tree preservation. Utilize Culebra creek as
greenbelt w/ houses facing ' neighborhood connection
recommended.

OK

D. Reid

Signature

City Planner

Title

6/29/01

Date

Please return this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001

OK



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

01 SEP 26 PM 3:01

(Check One)

Date: 6-23-01

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ Master Plan Community District (MPCD) ☐ Mixed Used District (MXD)
- ☐ Traditional Neighborhood Development (TND) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP) ☐ Pedestrian Plan (PP)
- ☐ Plat Certification Request

Project Name: THE VILLAGE FILE # _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☒ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Fire Protection
- ☐ Other: _____ ☐ Bexar County Public Works

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City of San Antonio Planning Department use

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Date: 6-23-01

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This item is tentative scheduled for 7-6-01 before the (MDP) committee

June 21, 2001

TIA
Kef

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR☐ I recommend approval☒ I do not recommend approval

01 SEP 26 PM 3:02

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

A TIA IS REQUIRED

OK David

Steitle working
on TIA

JMO

John Steitle

Signature

Senior Eng Tech

Title

6-27-01

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001

TIA



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

01 SEP 26 PM 3:02

(Check One)

Date: 6-23-01

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
☐ Master Plan Community District (MPCD) ☐ Mixed Used District (MXD)
☐ Traditional Neighborhood Development (TND) ☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP) ☐ Pedestrian Plan (PP)
☐ Plat Certification Request

Project Name: THE VILLAGE FILE # _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☒ Street and Drainage
☐ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Fire Protection
☐ Other: _____ ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: 6-23-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 7-6-01 before the (MDP) committee

June 21, 2001

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR☐ I recommend approval☒ I do not recommend approval

01 SEP 26 PM 3:02

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Provide 1' Abn Access Easement on Culvert.

*OK. I don't access is or what is included
won't it will be for POKOP
+ 2 or 3' easement*



Signature

So. City Assoc.

Title

6/29/01

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001

OK



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

01 SEP 26 PM 3:02

Date: 6-23-01

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ Master Plan Community District (MPCD) ☐ Mixed Used District (MXD)
☐ Traditional Neighborhood Development (TND) ☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP) ☐ Pedestrian Plan (PP)
☐ Plat Certification Request

Project Name: THE VILLAGE FILE # _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☐ Street and Drainage
☐ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☒ ~~Planning~~
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Fire Protection
☐ Other: _____ ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: 6-23-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 7-6-01 before the (MDP) committee

June 21, 2001

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR☐ I recommend approval☒ I do not recommend approval

01 SEP 26 PM 3:02

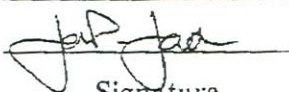
On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

PROPERTY IS NOT ZONED FOR
RESIDENTIAL DEVELOPMENT.

- MUST RE-ZONE BEFORE SUBMITTAL-APPROVAL

Property was rezoned R5 and R6
on City Council Meeting of
8-23-01


Signature

PLANNER II
Title

6-29-01
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001

OK



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 10-3-01
~~6-23-01~~

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
☐ Master Plan Community District (MPCD) ☐ Mixed Used District (MXD)
☐ Traditional Neighborhood Development (TND) ☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP) ☐ Pedestrian Plan (PP)
☐ Plat Certification Request

(2nd REVIEW)

Project Name: THE VILLAGE FILE # _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☐ Street and Drainage
☐ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☒ ~~Zoning~~
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Fire Protection
☐ Other: _____ ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: 10-3-01
~~6-23-01~~

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 10-5-01
7-6-01 before the (MDP) committee

June 21, 2001

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Blank lined paper.


Signature

PLANNER II

10-5-01
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 6-23-01

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
- ☐ Master Plan Community District (MPCD) ☐ Mixed Used District (MXD)
- ☐ Traditional Neighborhood Development (TND) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP) ☐ Pedestrian Plan (PP)
- ☐ Plat Certification Request

Project Name: THE VILLAGE FILE # _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☒ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Fire Protection
- ☐ Other: _____ ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: 6-23-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 7-6-01 before the (MDP) committee

June 21, 2001

OK

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

PROPERTY IS NOT ZONED FOR
RESIDENTIAL DEVELOPMENT.
- MUST RE-ZONE BEFORE SUBMITAL - APPROVAL


Signature

Planner II
Title

6-29-01
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

01 SEP 26 PM 3:02

(Check One)

Date: 6-23-01

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
☐ Master Plan Community District (MPCD) ☐ Mixed Used District (MXD)
☐ Traditional Neighborhood Development (TND) ☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP) ☐ Pedestrian Plan (PP)
☐ Plat Certification Request

Project Name: THE VILLAGE FILE # _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☐ Street and Drainage
☒ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Fire Protection
☐ Other: _____ ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: 6-23-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 7-6-01 before the (MDP) committee

June 21, 2001

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

PENDING TXDOT RELEASE

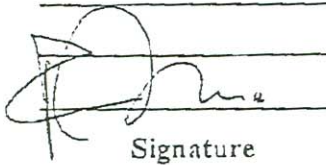
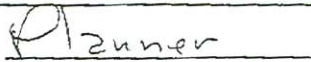
☒ I recommend approval☐ I do not recommend approval

01 SEP 26 PM 3:02

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: CULEBRA RD IS ON THE MTP AND TXDOT SYSTEM
REQUIRING A MIN. OF 110' RDA AND TXDOT RELEASE

OK


Signature
Planner
Title062601
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 10-3-01
~~6-23-01~~

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
☐ Master Plan Community District (MPCD) ☐ Mixed Used District (MXD)
☐ Traditional Neighborhood Development (TND) ☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP) ☐ Pedestrian Plan (PP)
☐ Plat Certification Request

(2nd REVIEW)

Project Name: THE VILLAGE FILE # _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☒ Street and Drainage *P.W.*
☐ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Fire Protection
☐ Other: _____ ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: 10-3-01
~~6-23-01~~

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 10-5-01
7-6-01 before the (MDP) committee

June 21, 2001

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: COORDINATE DEVELOPMENT WITH CULEBRA
CREEK FLOODPLAIN LUMP - BROWN ENGINEERING
2001. THIS MAY IMPACT YOUR LOT LAYOUT.

STORM WATER MANAGEMENT ISSUES WILL BE
ADDRESSED DURING PLATTING.

THE LEON CREEK MASTER DRAINAGE PLAN HAS
IDENTIFIED A FLOODING PROBLEM (C-8) IN
THIS AREA. COORDINATE INVESTIGATION WITH
STORM WATER ENGINEERING

Hand Bales STORM WATER ENGINEERING 10/18/01.
Signature Title Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

10-3-01
Date: ~~6-23-01~~

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
☐ Master Plan Community District (MPCD) ☐ Mixed Used District (MXD)
☐ Traditional Neighborhood Development (TND) ☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP) ☐ Pedestrian Plan (PP)
☐ Plat Certification Request

(2nd REVIEW)

Project Name: THE VILLAGE FILE # _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☒ Street and Drainage
☐ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Fire Protection
☐ Other: _____ ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

10-3-01
Date: ~~6-23-01~~

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

10-5-01
This item is tentative scheduled for 7-6-01 before the (MDP) committee

June 21, 2001



POZNECKI · CAMARILLO and ASSOC., INC.
1603 BABCOCK ROAD SUITE 260 SAN ANTONIO, TEXAS 78229 210/349-3273

TRANSMITTAL LETTER

TO: CSA - PLANNING
ATTN: EDWARD GUZMAN
ADDRESS: 4TH FLOOR
MUN. PLAZA BLDG.

PH# 207-2900 FAX# —

JOB NO.: 01013 DATE: 05-03-01

PROJECT: THE VILLAGE SUBDIVISION

RE: _____

If enclosures are not as noted, please inform us immediately.
If checked below, please:

☐ Acknowledge receipt of enclosures.

☐ Return enclosures to us.

FILE:

- ☐ Design ☐ Survey
☐ Contract ☐ Plat
☐ Construction

WE TRANSMIT:

☒ herewith

☐ under separate cover via _____ the following:

- ☒ Drawings
☐ Specifications
☐ Change Order

- ☐ Pay Estimate
☐ Shop Drawings
☐ Plat

- ☐ Field Notes
☐ Copy of Letter
☐

COPIES	DATE	REV. NO.	DESCRIPTION
5			P.O.A.D.P.
1			CHECK (\$381.10) P.O.A.D.P. REVIEW

ABG DEVELOPMENT, LTD. 9-99
18750 STONE OAK PARKWAY SUITE 250
SAN ANTONIO, TX 78258

PAY TO THE ORDER OF City of San Antonio

Three hundred eighty-one dollars and 10/100

DATE 2 May 2001

30-1328/1140



San Antonio Branch (210) 518-2525

FOR POAP Fee for Village Subdivision
Unit 9 E 19F

⑈001943⑈ ⑆114013284⑆ 0110159⑈0⑆

\$ 381.10 DOLLARS

[Signature]

COPIES TO:

with enclosures:

BY: Abe Asio

RECEIVED BY: Sandra Miller



POZNECKI · CAMARILLO and ASSOC., INC.
1603 BABCOCK ROAD SUITE 260 SAN ANTONIO, TEXAS 78229 210/349-3273

TRANSMITTAL LETTER

TO: C.S.A.-PLANNING
ATTN: MICHAEL O. HERRERA
ADDRESS: 4th FLOOR
MUN. PLAZA BLDG.

PH# 207-7900 FAX# —

JOB NO.: 01013 DATE: 05-25-01

PROJECT: THE VILLAGE SUBDIVISION

RE: P.O.A.-D.P.

If enclosures are not as noted, please inform us immediately.
If checked below, please:

☐ Acknowledge receipt of enclosures.

☐ Return enclosures to us.

FILE:

☐ Design

☐ Contract

☐ Construction

☐

☐ Survey

☐ Plat

WE TRANSMIT:

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- ☒ Drawings
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- ☐ Pay Estimate
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☐ Plat

- ☐ Field Notes
☐ Copy of Letter
☐

COPIES	DATE	REV. NO.	DESCRIPTION
1			APPLICATION
8			8 1/2" X 11" REDUCTION OF P.O.A.D.P.
1			DIGITAL FILE OF P.O.A.D.P. (R-12)
8			BLUELINES OF P.O.A.D.P. (FOLDED)
1			COPY OF EXIST. P.O.A.D.P. #473 SHOWING PROPOSED DEVELOPMENT IN YELLOW.

FOR YOUR:

- ☒ Approval
☐ For your use
☐ As requested
☒ For review and comment

- ☐ Approved as submitted
☐ Returned for corrections
☐ Approved as noted

- ☐ Resubmit _____ copies for approval
☐ Submit _____ copies for distribution
☐ Return _____ corrected prints
☐

☐ FOR BIDS DUE _____

☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Thanks for the help. no fee

Thank You,

COPIES TO:

with enclosures:

BY: Alie Osio

RECEIVED BY: Kyle D



POZNECKI · CAMARILLO and ASSOC., INC.
1603 BABCOCK ROAD SUITE 260 SAN ANTONIO, TEXAS 78229 210/349-3273

TRANSMITTAL LETTER

TO: CSA-PLANNING DEPT.
ATTN: MIKE HERRERA
ADDRESS: 3RD. FLOOR
MUN. PLAZA BLDG.

PH# 207-7038 FAX# —

JOB NO.: 01013-09E DATE: 03-05-02

PROJECT: THE VILLAGE SUBDIVISION

RE: _____

If enclosures are not as noted, please inform us immediately.
If checked below, please:

☒ Acknowledge receipt of enclosures.

☐ Return enclosures to us.

FILE:

☐ Design

☐ Contract

☐ Construction

☐ _____

☐ Survey

☒ Plat

☐ _____

WE TRANSMIT:

☒ herewith

☐ under separate cover via _____ the following:

☒ Drawings

☐ Specifications

☐ Change Order

☐ Pay Estimate

☐ Shop Drawings

☐ Plat

☐ Field Notes

☐ Copy of Letter

☐ _____

COPIES	DATE	REV. NO.	DESCRIPTION
8			BLUELINES of REVISED P.O.A.D.P. w/CORRECTIONS REQUESTED THIS MORNING (FUTURE TXDOT R.O.W.)

FOR YOUR:

☒ Approval

☐ For your use

☒ As requested

☐ For review and comment

☐ Approved as submitted

☐ Returned for corrections

☐ Approved as noted

☐ Resubmit _____ copies for approval

☐ Submit _____ copies for distribution

☐ Return _____ corrected prints

☐ _____

☐ FOR BIDS DUE _____

☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPIES TO:

with enclosures:

BY: Abe Osio

RECEIVED BY: Trish Renteria

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR -5 PM 3:11



POZNECKI · CAMARILLO and ASSOC., INC.
1603 BABCOCK ROAD SUITE 260 SAN ANTONIO, TEXAS 78229 210/349-3273

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
TRANSMITTAL LETTER

TO: CSA-PLANNING
ATTN: MICHAEL HERRERA
ADDRESS: 3RD FLOOR
MUN. PLAZA BLDG

PH# _____ FAX# _____

JOB NO.: 01013 DATE: 9-25-01
PROJECT: THE VILLAGE SUBD.
RE: UNITS 9E & 9F
P.O.A.D.P.

If enclosures are not as noted, please inform us immediately.
If checked below, please:

☒ Acknowledge receipt of enclosures.

☐ Return enclosures to us.

FILE:

☐ Design ☐ Survey
☐ Contract ☒ Plat
☐ Construction

WE TRANSMIT: ☐ herewith ☐ under separate cover via _____ the following:

☐ Drawings
☐ Specifications
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☐ Shop Drawings
☐ Plat

☐ Field Notes
☐ Copy of Letter
☐ _____

COPIES	DATE	REV. NO.	DESCRIPTION
15			REVISED PDADP
1			YOUR COMMENTS

FOR YOUR:

☒ Approval
☐ For your use
☐ As requested
☐ For review and comment

☐ Approved as submitted
☐ Returned for corrections
☐ Approved as noted

☐ Resubmit _____ copies for approval
☐ Submit _____ copies for distribution
☐ Return _____ corrected prints
☐ _____

☐ FOR BIDS DUE _____

☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

M. A.

Thank You,
Abel Osio

COPIES TO:

with enclosures:

BY: _____

RECEIVED BY: _____